

MANAGEMENT CERTIFICATE

2403523

Nocona Hills Owners Association

<https://statutes.capitol.texas.gov/Docs/PR.htm#209.004>

1. The name of the subdivision is Nocona Hills.
2. The name of the association is Nocona Hills Owners Association.
3. The recording date for the subdivision is the Restrictive Covenants of Nocona Hills Subdivision as recorded in Volume 241 page 671 of the Deed of Records of Montague County, Tx.
4. The Declaration of Nocona Hills Subdivision was originally recorded on May 16, 1971, and filed in Volume 1, Page 141 Plat Records of Montague County, Texas. This Management Certificate was amended as of July 2024 and will be recorded in the deed records of Montague County, Texas.
5. The mailing address of the association or the name and mailing address of the person managing the business of the association is Anne Neugebauer, Business Manager, Nocona Hills Owners Association, Inc., 212 Nocona Dr., Nocona, Texas 76255. The phone number is 940.825.3445.
6. The email address for the NHOA is nhoaoffice@noconahillsowners.org.
7. The website address of the association is <https://nhoa.hoaspace.com/>.
8. Nocona Hills Fee Schedule (subject to a potential property-owner increase as needed).
 - a. Maintenance fees are assessed for up to 15 non-adjacent properties owned.
 - b. Annual Maintenance Fees for all residents of developed lots prior to January 1, 2025
 - i. Improved Property Fee \$1,250 (per residence)
 - ii. Unimproved Lot Fee – Category I \$400 (per lot)
 - iii. Unimproved Lot Fee – Category II \$600 (per lot)
 - c. Lease/Short-Term Rental of Property.
 - iv. As an incident of ownership of a lot in the Subdivision, the owners thereof may lease such property for a period of greater than or equal to 30 days or offer short-term rentals for periods less than 30 days, together with the appurtenant right to use the commonly owned facilities. During the term of the lease the owner retains all voting rights. Lessee and owners shall file a Notification of Lease/Rental Agreement with the Association in advance of commencement. A non-redeemable security deposit of \$250.00 shall accompany the Lease/Rental

agreement. A lessee of a property in the subdivision shall not become a member of the Association. The owner of the leased premises continues to be a member of the Association but grants all his/her rights to use all Association facilities to the lessee and is fully obligated for the assessments as provided for herein. The owner is responsible for any damage caused by their tenants that exceeds the \$250.00 deposit including all remedy costs, legal fees, and court costs.

- v. Golf Course and Motel. The owner(s) of the golf course and lodge properties will pay a one-time fee of \$350.00 each to cover costs associated with any NHOA property damage incurred by the tenants or users while inside Nocona Hills.

d. Administrative Fee Schedule

- i. Resale certificates to title companies are \$250.00 per transaction

ii. Transfer fees for person-to-person sales performed outside of title companies will be charged at the same rate as resale certificates to title companies and will not exceed the maximum amount of \$250.00 each. Late fees will apply.

iii. New owners have 45 days to bring in new owner documentation from closing; failure to do so will result in \$100 penalty, if still not turned within 60 days, then an additional \$50 penalty will be added monthly.

iv. Delinquent Fee Policy:

1. Each calendar month there is a five (5) day grace period where no late fee will be charged.

2. After the fifth (5th) day of the month, there will be a \$20.00 late fee added to any account that is delinquent.

3. Any property owner may enter into a delinquent payment plan that is administered by the NHOA Business Manager and there will be a monthly report given to the NHOA Board of Directors.

a. If a property owner is in violation of the terms of their delinquent payment plan, there will be an additional one-time fee of \$50.00. The second violation will result in a \$250.00 reinstatement fee of the payment plan

b. Any additional fees incurred in the pursuit of collecting delinquent accounts by the NHOA; including but not limited to

attorney fees, NSF fees, filing fees, postage, etc., may be charged to the property owner.

- e. RV Park fee schedule: The following fees are payable in advance at the HOA for the estimated duration of your stay at the park.

i. Daily Rates:

1. Members/Guests of the NHOA - \$20.00 / day
2. General Public - \$30.00 / day

ii. Weekly Rates

1. Members/Guests of the HOA - \$130.00 / week
2. General Public - \$180.00 / week

iii. Monthly Rates:

3. Members/Guests of the HOA - \$525.00 / month
4. General Public - \$575.00 / month

- e. Dumpster Fee for specific owner use.

- i. Dump Fee - \$750.00 per dump

Nocona Hills is a 1500-acre, rural, gated community consisting of approximately 500 homesites; with a private 50-acre lake; over 32 miles of roads; water, electric, high-speed internet; and telephone service to each site.

Nocona Hills has its own water supply system owned and operated by the property owners. It provides water to all building sites. Nocona Hills also has a 3,000-foot landing strip with hanger sites available; a volunteer fire department; and 24-hour manned security entry gate with recorded surveillance and login info for all guests and visitors.

AUTHORIZATIONS



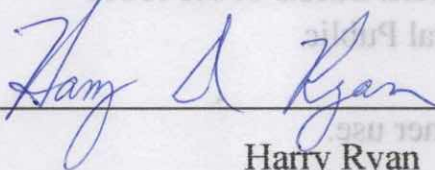
Nora Hodges, Secretary of Board of Directors

Nocona Hills Owners Association



John Hovey, Community Manager

Nocona Hills Owners Association



Harry Ryan

President, Board of Directors

Nocona Hills Owners Association

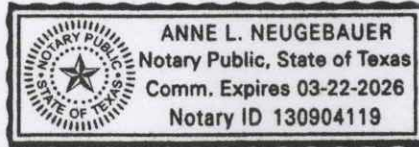
212 Nocona Dr.

Nocona, Texas 76255

Phone: 940.825.3445

Email: nhoaoffice@noconahillsowners.org

STATE OF TEXAS
COUNTY OF MONTAGUE

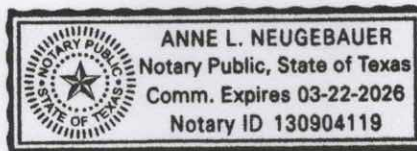


The instrument was acknowledged before me on July 24, 2024, by
John Hovey Community Manager, Nocona Hills Property Owners Association.

Anne Neugebauer

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF MONTAGUE



The instrument was acknowledged before me on July 24, 2024, by
Harry Ryan, President of Board of Directors, Nocona Hills Property Owners Association.

Anne Neugebauer

Notary Public, State of Texas

FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO: 2403523

FILED ON: JULY 26, 2024 AT 01:24pm

THIS INSTRUMENT CONTAINED 6 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: JULY 26, 2024
KIM JONES, COUNTY CLERK

Instrument # **2403523** , 4 Pages

OPR RECORDS